

**U.S. GOVERNMENT LEASE  
CHANGE OF LESSOR FORM**

Supplemental Agreement No. 5  
To Lease No. GS-02860

Effective Date:  
4/27/15  
(Insert date of execution by Govt.)

TRANSFEROR, TRANSFeree, and the UNITED STATES OF AMERICA ("Government") enter into this Agreement (the "Agreement") as of the Effective Date. This Agreement is entered into pursuant to the "Assignment of Claims" provision of the General Clauses to the referenced Government lease, as well as 41 United States Code Section 15, and is otherwise based on 48 Code of Federal Regulations Section 42.1204.

**A. DEFINITIONS.** All initial capitalized words in this Agreement shall have the same meaning as specified below.

(1) "Transferor": IMPERIAL INDUSTRIAL GROUP LTD. A CALIFORNIA LIMITED PARTNERSHIP  
[Include the full name of predecessor-lessor. If Transferor is a corporation, include the full name of corporation and state of Incorporation. If Transferor is a partnership, indicate whether it is a general or limited partnership. Specify below the name of the signatory authorized to bind the corporation or partnership. If Transferor is different than the original lessor, attach copies of intervening deeds and brief explanation of the chain of title.]

(2) Signatory authorized to bind Transferor: Paul R. Engh General Partner  
[print name] [Title]

(3) "Transferee": LAT FARMING TRUST  
[Include full name of successor-lessor. If Transferee is corporation, include full name of corporation and state of Incorporation. If Transferee is partnership, indicate whether general or limited partnership. Specify below name of signatory authorized to bind the corporation or partnership.]

(4) Signatory authorized to bind Transferee: LEE DEL DON TRUSTEE  
[print name] [Title]

(5) "Transfer Date": Date transfer of assets became effective under applicable State law: 1/12/15

(6) "Property": 2409 La Brucherie [Street Address]  
Imperial, CA 92251 [City, State and Zip Code]

(7) "Leased Premises": SUITE A, SUITE B  
[Include location of leased premises, e.g., floor number or suite number.]

**B. THE PARTIES AGREE TO THE FOLLOWING FACTS:**

(1) The Government, represented by various Contracting Officers of the United States General Services Administration, has entered into that certain lease with Transferor: Lease GS-02860. The term, the "Lease", as used in this Agreement, means the above described lease, including all modifications, made between the Government and Transferor before the Effective Date of this Agreement. In addition, included in the term "Lease" are all modifications made under the terms and conditions of the Lease between the Government and Transferee, on or after the Effective Date of this Agreement.

(2) As of the Transfer Date, Transferor has transferred to Transferee all the assets of Transferor involved in performing its obligations under the Lease by virtue of a GRANT DEED TO THE PROPERTY

[Insert a term(s) descriptive of the legal transaction involved between Transferor and Transferee—for example, "a grant deed to the Property".]

(3) Transferee has acquired all the assets of Transferor involved in performing the Lease by virtue of the above transfer.

(4) Transferee has assumed all obligations and liabilities of Transferor under the Lease by virtue of the above transfer. Without limiting any of the Government's rights, it is noted that this provision is not intended to modify or eliminate any indemnification or other agreements which Transferee and Transferor have to each other pursuant to their other agreements.

(5) Transferee is in a position to fully perform all obligations that may exist under the Lease.

(6) It is consistent with the Government's interest to recognize Transferee as the successor party to the Lease.

(7) Evidence of the above transfer has been submitted to the Government.

**C. IN CONSIDERATION OF THESE FACTS AND THE REPRESENTATIONS SET FORTH BELOW; THE PARTIES AGREE THAT BY THIS AGREEMENT:**

(1) Transferor confirms the transfer to Transferee, and waives any claims and rights against the Government that it now has or may have in the future in connection with the Lease.

(2) Transferee agrees to be bound by and to perform the Lease in accordance with the conditions contained in the Lease. Transferee also assumes all obligations and liabilities of, and all claims against, Transferor under the Lease as if Transferee were the original party to the Lease and is bound by all previous actions taken by Transferor with respect to the Lease, with the same force and effect as if the action had been taken by Transferee.

(3) The Government recognizes Transferee as Transferor's successor in interest in and to the Lease. Transferee by this Agreement becomes entitled to all right, title, and interest of Transferor in and to the Lease as if Transferee were the original party to the Lease. Following the effective date of this Agreement, the term, "Lessor", as used in the Lease, shall refer to Transferee.

(4) Except as expressly provided in this Agreement, nothing in it shall be construed as a waiver of any rights of the Government t  
against Transferor.

(5) All payments and reimbursements previously made by the Government to T ransferor, and all other previous actions taken by the  
Government under the Lease, sha ll be considered to have dischar ged those parts of the Govern ment's obligations under the  
Lease. All payments and reimbursements made by the Government after the date of this Agreement in the name of or to Transferor  
shall have the same force and effect as if made to T ransferor, and shall constitute a complete discharge of the Government' s  
obligations under the Lease, to the extent of the amounts paid or reimbursed.

(6) Following the full execution of this Agreement, Transferee desires, as soon as practicable, that rent checks, in the amount set forth  
in the Lease, be payable to Transferee and sent to Transferee at the following address:

LAT FARMING TRUST  
PO Box 1412  
PATTERSON CA 95363

(7) Transferor and T ransferor agree that the Go v ernment is not obligated to pay or relmbur se either of them for, or otherwise give  
effect to, any costs, taxes, or other expens es, or any related increases, directly or indirectly arising out of or resulting from the  
transfer or this Agreement, other than thos e that the Government in the absence of this transfer or Agreement would have been  
obligated to pay or reimburse under the terms of the Lease.

(8) Transferor guarantees pay ment of all li abilities and the performance of all obligations that T ransferor assumes under this  
Agreement. Transferor waives notice of, and consents to, any future modifications.

(9) The Lease shall remain in full force and effect, except as modified by this Agreement.

(10) Each of the persons executing this Agreement on behalf of Transferee does hereby covenant and warrant that such entity is a duly  
authorized and existing entity, is qualified to do business in the state identified in Paragraph A (3) above, with full right and authority  
to enter in this Agreement, and that each and every person signing on behalf of T ransferor is authorized to do so. Upon request,  
Transferee shall provide Government with evidence satisfactory to Government confirming the foregoing covenants and warrants.

(11) The Lease is amended to include the provis ions set forth in Exhibit A, w hich is attached to and made a part of this Agree ment.  
[Exhibit A does not apply to Transferor and does not need to be filled in prior to execution of this form by Transferor.]

IN WITNESS WHEREOF, each party has executed this Agreement as of the day and year first above written.

TRANSFEROR: [Attach additional pages if necessary for  
multiple signatures or multiple entities]

PAUL R. ENGLISH  
(b) (6) [Print name of Transferor]

By: \_\_\_\_\_  
Print Name: PAUL R. ENGLISH  
Title: General Partner

CERTIFICATE

I, \_\_\_\_\_, certify that I am the Sec-  
retary of \_\_\_\_\_;

that \_\_\_\_\_  
who signed this Agreement for \_\_\_\_\_ this corporation, w as then

\_\_\_\_\_ of this corporation; and  
that this Agreement was duly signed for and on behalf of this  
corporation by authority of its governing body and within the scope  
of its corporate powers.

Witness my hand and the seal of this corporation this \_\_\_\_\_ day  
of \_\_\_\_\_.

By \_\_\_\_\_

[CORPORATE SEAL]

TRANSFEE: [Attach additional pages if necessary for  
multiple signatures or multiple entities]

LAT FARMING TRUST  
(b) (6) [Print name of Transferee]

By: \_\_\_\_\_  
Print Name: LESLY DEL ORO III  
Title: TRUSTEE

CERTIFICATE

I, \_\_\_\_\_, certify that I am the Sec-  
retary of \_\_\_\_\_;

that \_\_\_\_\_  
who signed this Agreement for \_\_\_\_\_ this corporation, w as then

\_\_\_\_\_ of this corporation; and  
that this Agreement was duly signed for and on behalf of this  
corporation by authority of its governing body and within the scope  
of its corporate powers.

Witness my hand and the seal of this corporation this \_\_\_\_\_ day  
of \_\_\_\_\_.

By \_\_\_\_\_

[CORPORATE SEAL]

Government: UNITED STATES  
By: \_\_\_\_\_  
Name: EMANUELE MORES  
Title: CONTRACTING OFFICER

**EXHIBIT A TO  
U.S. GOVERNMENT LEASE  
CHANGE OF LESSOR FORM**

Supplemental Agreement No. 5  
To Lease No. GS-02860

The following provision is made a part of the Lease:

**1. CENTRAL CONTRACTOR REGISTRATION**

**(a) Definitions**

(1) "Central Contractor Registration database" and "CCR" mean the primary Government repository for contractor information required for the conduct of business with the Government. CCR is a centrally located, searchable database which assists in the development, maintenance, and provision of sources for future procurements.

(2) "Registered in the CCR database" means that-

(i) The contractor has entered all mandatory information, including the DUNS number or the DUNS+ 4 number, into the CCR database; and

(ii) The Government has validated all mandatory data fields and has marked the record "Active."

(b) Lessor must be registered in the CCR database during performance and through final payment under this Lease. Transferee must register via the Internet at <http://www.ccr.gov>. To remain active, Lessor is required to update or renew its registration annually. Transferee must be registered in the CCR for this change of ownership to be approved.

(c) Transferee represents that Transferee is registered in the CCR database.

(d) Lessor is responsible for the accuracy and completeness of the data within the CCR database, and for any liability resulting from the Government's reliance on inaccurate or incomplete data. To remain registered in the CCR database after the initial registration, Lessor is required to review and update on an annual basis (from the date of initial registration or subsequent updates) its information in the CCR database to ensure it is current, accurate and complete. Updating information in the CCR does not alter the terms and conditions of this contract and is not a substitute for a properly executed contractual document.

(e) (1) (i) If Lessor has legally changed its business name, "doing business as" name, or division name (whichever is shown on the lease), or has transferred the assets used in performing the Lease, Lessor shall comply with the requirements of Subpart 42.12 of the Federal Acquisition Regulations (FAR) and provide to the responsible Contracting Officer the representations contained in this form, fully revised and executed, along with written notification of its intention to (A) change the name in the CCR database; and (B) provide the Contracting Officer with sufficient documentation to verify and confirm the legally changed name or change in ownership.

(ii) If Lessor fails to comply with the requirements of paragraph (e)(1)(i) of this clause, and, in the absence of a properly executed novation or change-of-name agreement, the CCR information that shows the Contractor to be other than the Contractor indicated in the contract will be considered to be incorrect information within the meaning of the "Suspension of Payment" paragraph of the electronic funds transfer (EFT) clause of this Lease.

(2) Lessor shall not change the name or address for EFT payments or manual payments, as appropriate, in the CCR record to reflect an assignee for the purpose of assignment of claims. Assignees shall be separately registered in the CCR database. Information provided to a contractor's CCR record that indicates payments, including those made by EFT, to an ultimate recipient other than that contractor will be considered to be incorrect information.

(f) Offerors and contractors may obtain information on registration and annual confirmation requirements via the Internet at <http://www.ccr.gov> or by calling 1-888-227-2423, or 269-961-5757.

INITIALS:

TRANSFeree

GOVT.

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )

COUNTY OF San Diego )

On 4-16-15 before me, Michelle L. Snyder, Notary Public  
DATE INSERT NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared, Paul R. Engh

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(b) (6)

[REDACTED]

(SEAL)



## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNERS(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

SIGNER'S NAME \_\_\_\_\_ SIGNER'S NAME \_\_\_\_\_

RIGHT THUMBPRINT

RIGHT THUMBPRINT

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

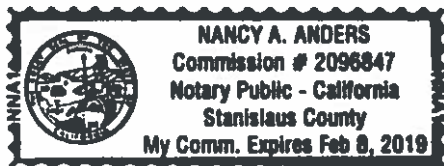
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of STANISLAUS )  
 On MARCH 4, 2015 before me, NANCY A ANDERS,  
 Date Here Insert Name and Title of the Officer  
 personally appeared Lee Delbon  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(b) (6)  
 Signature \_\_\_\_\_  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: US Government Lease Document Date: 1/12/15  
 Number of Pages: 15 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Lee Delbon  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☒ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: LAT Farming Trust

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_